



2 FOREST ROAD, LOUGHBOROUGH, LE12 8AG
OFFERS OVER £585,000





This versatile, newly renovated, three double bedroom detached bungalow is a unique find! Finished to the highest possible standard and tucked away on a private road, it sits on a mature and secluded plot of approximately 0.2 acres, making it an great prospect for families and downsizers alike. With no upward chain this property is a smart investment that's hard to ignore.

Equipped with luxurious features such as split-zone underfloor heating below the striking herringbone oak floors, a brand-new integrated kitchen with Neve and Bosh appliances, solid wood worktops, a kitchen island and stunning bi-folding doors effortlessly connecting the sumptuous interior to the landscaped garden with flagstone patio.

Situated near the Great Central Railway and many other great local amenities you'll spoilt for choice whatever stage of life you are at. Take a stroll along the Great Central Railway, which offers steam train rides and seasonal events or visit one of the numerous parks, including Stafford Orchard, which is perfect for picnics and leisurely walks. Additionally, the nearby Charnwood Forest is a great place for



hiking and cycling, with miles of scenic trails to explore. For those who enjoy sports, Quorn Sports Club offers tennis, squash, cricket, and football facilities.

For those with little, and not so little ones, Quorn plays host to several 'Outstanding' schools and nursery's including: St. Bartholomew's C of E Primary School (Ofsted rating: Outstanding) Rawlins Academy (Ofsted rating: Outstanding) Quorn Hall School (Ofsted rating: Good) Quorn House Day Nursery (Ofsted rating: Outstanding)



Or if you prefer a more genteel pace of life Quorn has a vibrant pub scene, with several establishments offering great food and drinks and a range of independent shops and restaurants to choose from. The White Hart is a popular pub in the village, serving a selection of real ales and traditional pub food. The Quorndon Fox is another great option, offering a modern twist on classic pub dishes. Other local businesses worth checking out include Quorn Country Hotel, The Deli at 51, and Quorn Garden Centre.



The entrance hallway of this bungalow gives access to all ground floor accommodation. Two generously sized bay-fronted double bedrooms are situated at the front of the house, with ample space for a double bed and additional furnishings. The master bedroom boasts an en-suite with a newly fitted walk-in shower, a storage alcove, a low flush w/c, and hand wash basin with a heated towel radiator. The third bedroom could also be used as a home working space or snug depending on your needs..



The living kitchen is the highlight of this home, having recently been extended to create a spacious and sociable area for the whole family to enjoy. The kitchen comes with an array of base and eye-level units, an inset sink and drainer, an integrated oven and induction hob, an integrated full-size fridge/freezer, an integrated dishwasher, a central kitchen island, and double French patio doors that lead to the rear garden. There is ample space to add a large dining set and living area with bi-folding doors that open onto the garden, blurring the boundaries between inside and outside.

A utility room adjacent to the kitchen offers space



and plumbing for a washing machine/tumble dryer, an inset sink and drainer, and more storage. Completing the ground floor is a spa like bathroom finished to the same exacting standards with a bath and shower over, a low flush w/c, a heated towel radiator, and a hand wash basin.

The property benefits from split-zone underfloor heating, with one area serving the living kitchen and the other servicing the rest of the bungalow.

Externally, the bungalow benefits from off-road parking to the front and side elevation, leading onto the rear garden. The garden has been tastefully landscaped to include a large patio area, a lawn space, planted beds, and a storage shed, making it an idyllic place to relax and unwind.

MASTER BEDROOM

12' 8" x 11' 11" (3.88m x 3.65m)

BEDROOM 2

13' 2" x 11' 10" (4.02m x 3.62m)

BEDROOM/STUDY

11' 10" x 8' 11" (3.63m x 2.73m)

BATHROOM

11' 9" x 4' 10" (3.60m x 1.49m)

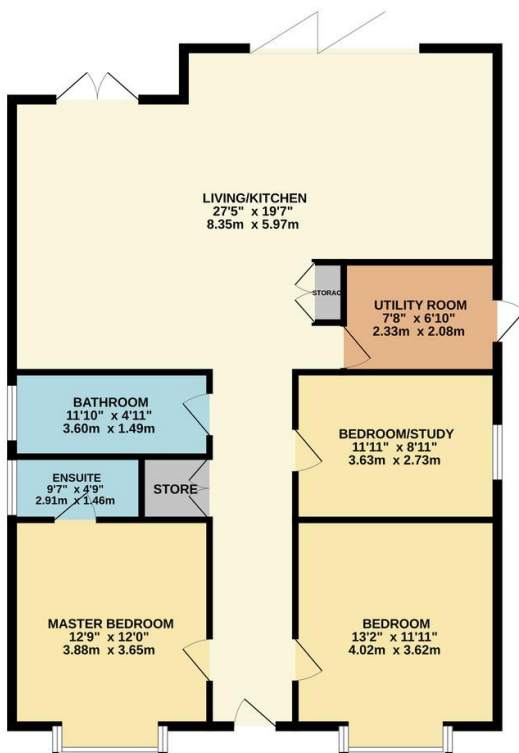
UTILITY ROOM

7' 7" x 6' 9" (2.33m x 2.08m)

LIVING/KITCHEN

27' 4" x 19' 7" (8.35m x 5.97m)

GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA: 1176 sq.ft. (109.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement of the same. The purchaser is advised to verify the measurements and details of the property as shown on the floorplan and to their own satisfaction or as to their own satisfaction or as to their own satisfaction.

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